

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
APRIL 10, 2006**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:35 p.m. by Chairman Bosworth.

Plan Commissioners Present: Kenneth Bosworth, Chairman

Peter Grande
Lou Anne Majewski
Joseph Messer
James O'Donnell
Michael Schmechtig
David M. Stieper

Absent: Thomas Roeser
Patrick Hennelly

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Messer made the motion, seconded by Commissioner Grande, to approve the **January 9th** Minutes. After noting corrections to the roll of attendance, the motion was carried. Commissioner Messer made the motion, seconded by Commissioner Stieper, to approve the **March 13th** Minutes. Motion carried.

GOLD CUP – SKETCH PLAN: Ed Lebbos, an engineer for the owner Edwardo Perez, noted that this parcel is located at 44 Braeburn Lane and consists of 14.7 acres. It is proposed to be subdivided into two lots, Lot 1 having 5 acres and Lot 2 having 9.07 acres, with access to Lot 2 extended from an existing driveway located on the northeast portion of the property.

Sketch plan approval was first sought in October, 2005, when consideration was deferred until McHenry County made its determination of the dimensions of the floodplain. Mr. Lebbos advised that the required information has been submitted to the County and that all of the comments in Village Engineer Todd Gordon's April 4th letter to Chairman Bosworth have been addressed as well.

Mr. Lebbos said that the floodplain elevation has been determined to be 856.3 existing and proposed condition for the depressional area that is in the middle of the property. He also pointed out the proposed location of the future house on Lot 2. An ingress/egress easement is proposed for Lot 2's access. The septic dimensions as designed by Land Technology will accommodate two houses based on five bedrooms with 100 per cent expansion. Engineering analysis has been conducted by Precision Land Surveyors, Inc. and the hydrology tests by Fluid Clarity, Ltd.

Robert Kosin noted that the applicant has provided more than is required for sketch plan consideration.

Village Engineer Todd Gordon reiterated the need for a stormwater permit from McHenry County. Mr. Lebbos saw no problem in obtaining this, as the plans were designed to county standards. Mr. Gordon also pointed out several items that needed to be addressed prior to preliminary plat consideration.

In a discussion of landscaping, Mr. Lebbos said that some pine trees would have to be removed on Lot 2 in order to build a house. Both the house and septic would be required to be above a certain elevation.

In a discussion about drainage on the property, Mr. Lebbos said the wetland area would not be impacted at all. The approximate depth of the pond is seven feet in the middle, which will be a function of both a fabric lining and a control structure.

According to both Mr. Lebbos and the Riding Club, there are no existing equestrian trails on the property. He was told that after sketch plan the proposal would be reviewed by the Equestrian Commission to consider the possibility of any equestrian uses.

Motion: Commissioner Majewski made the motion, seconded by Commissioner Grande, to recommend approval of the Gold Club sketch plan. Motion carried unanimously by voice vote.

FOX RIVER BLUFF SUBDIVISION (Unincorporated): Quentin Bull, owner of this property, spoke to the Commission about the subdivision proposal. The property is located north of Algonquin/River Road in unincorporated McHenry County, zoned one half acre lots. Robert Kosin advised that both McHenry County and Fox River Grove have agreed to the proposed subdivision. He pointed out that in most occasions Barrington Hills has deferred to the decision of Fox River Grove in this area of the Township.

In a discussion about the road layout, Mr. Bull said it was a township road and that the county approved the hammerhead design.

Motion: Commissioner Majewski made the motion, seconded by Commissioner Schmichteg, to forward this matter to the Board of Trustees for their approval consideration. Motion carried unanimously by voice vote.

OTHER BUSINESS: Jody Galloway, one of three Executors to her father's estate at 157G Helm Road, came before the Commission seeking approval to subdivide this 11 acre parcel into two lots. With her was Susan Thiess, a realtor with Baird & Warner.

Ms. Thiess advised that according to Barrington Engineering there was sufficient land to subdivide, meeting the required average lot width, with a flag design along the eastern portion of proposed Lot 1 providing access to the southern lot. That flag portion would be maintained as a private road. She noted that three other existing homes would use that easement for access.

Village Engineer Todd Gordon expressed concern about the design, stating that typically in a flag shaped layout it is difficult to meet average lot width requirements. He hadn't seen the specifics yet.

Ms. Galloway said she was positive there were equestrian trails to the south of this property, and planned to meet with both the Riding Club and Equestrian Commission to determine if trails could be included on this subdivision.

Chairman Bosworth said he was not sure Ms. Thiess could represent the applicant before the Plan Commission and would discuss this with Special Counsel Gerald Callahan.

Because of all the required documentation and notification, it was determined that sketch plan approval would probably come before the Commission in a few months.

There was no further action taken with this proposal.

TRUSTEE'S REPORT: Trustee Knoop reported that there have been a number of discussions recently about possible addendums to the Comprehensive Plan, which would involve more specificity about sanitary service handled within the Village and communications. He said Lee Brown of Teska Associates, Inc. would be preparing text for consideration.

Trustee Knoop made reference to the Barrington Courier's coverage of the Comprehensive Plan revision. He believed it was a great statement of the proactive planning that the Village has done, at the same time sending a message to adjacent Villages about the vision of Barrington Hills and future areas of opportunity.

There being no further business, the meeting was adjourned at 8:15 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

